



**TOWN OF EASTHAM**

Planning Board  
2500 State Highway  
Eastham, MA 02642  
508-240-5900 x228

Case # PB \_\_\_\_\_ - \_\_\_\_\_

Map \_\_\_\_\_ Parcel(s) \_\_\_\_\_

Fee \$200.00

Received by Town Clerk:

**APPLICATION FOR ENDORSEMENT OF  
APPROVAL NOT REQUIRED PLAN**

Note – This form must be completed in its entirety:

- File one (1) copy of this form and one (1) copy of the plan with the Town Clerk
- File ten (10) copies of this form and ten (10) 11"x 17" copies of the plan with the Planning Board along with the appropriate fee at least 10 days prior to the next regularly scheduled meeting
- Plan must contain all components as per MGL Chapter 41, Section 81-P

Date \_\_\_\_\_

**TO:** *The Planning Board of the Town of Eastham, MA*

The undersigned, wishing to record the accompanying plan of property in the Town of Eastham and believing that the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits this Application and ANR Plan to the Planning Board and requests its determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

The Applicant believes that Planning Board approval under the Subdivision Control Law is not required for the following reasons: *(Check all that apply)*

\_\_\_\_ 1. The accompanying plan is not a subdivision as it does not show a division of land.

\_\_\_\_ 2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has at least fifty (50) feet as is required by the Eastham Zoning By-law under Section IX.A.5 for the erection of a building on such lot; and every lot shown on the plan has frontage on:

\_\_\_\_ a. A public way or way which the Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_

or

\_\_\_\_ b. A way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_, on (date) \_\_\_\_\_, and subject to the following conditions:

\_\_\_\_\_  
\_\_\_\_\_

or

\_\_\_\_ c. A private way in existence on February 16, 1948 when the Subdivision Control Law became effective in the Town of Eastham, having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction

to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon and served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely, \_\_\_\_\_.

\_\_\_\_\_ 3. The division of the tract of land shown on the accompanying plan is not a “subdivision” because it shows a proposed conveyance/other instrument, namely \_\_\_\_\_, which adds to / takes away from / changes the size and shape of, lots in such manner so that no lot affected is left without frontage as required by the Eastham Zoning By-law under Section IX.A.5 which requires fifty (50) feet.

\_\_\_\_\_ 4. The division of the tract of land shown on the accompanying plan is not a “subdivision” because two (2) or more buildings, specifically, \_\_\_\_\_, buildings were standing on the plan prior to February 16, 1948 the date the subdivision control law went into effect in the Town of Eastham and one of such building remains standing on each of the lots / said buildings as shown and located on the accompanying plan.

Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:

\_\_\_\_\_  
\_\_\_\_\_  
*(Examples of such evidence are, but not limited to, assessor’s records, tax bills, dated photographs, sworn affidavits, etc. and such evidence must be acceptable to the Eastham Planning Board.)*

\_\_\_\_\_ 5. Other reasons or comment: (See MGL Ch 41§ 81-L)

\_\_\_\_\_  
\_\_\_\_\_

The owner’s title to the land that is the subject matter of this application is derived under deed from: \_\_\_\_\_ dated \_\_\_\_\_ and recorded in Barnstable County Registry of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_ or Land Court Certificate of Title Number \_\_\_\_\_, registered in the Barnstable County Land Registry District Book \_\_\_\_\_, Page \_\_\_\_\_ and Assessor’s Map \_\_\_\_\_ Parcel \_\_\_\_\_ .

OWNER:

APPLICANT\*

Owner’s Address:

Applicant’s Address:

Owner Signature:

Applicant Signature

Contact Person:

Phone:

***\*If applicant is not the owner of record of the property, written authorization from the owner must accompany this application.***

**Application Checklist: Endorsement of Approval Not Required Plan**  
(Town of Eastham Subdivision Rules and Regulations Section II 2.2.1)

- ☐ An original plan on reproducible film and five paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording, and shall contain the following information:
  - 1. The boundaries, area, frontage, dimensions and shape number(s) (as specified in Section IX A6 of the Eastham Zoning By-Laws) of the lot for which ANR endorsement is sought.
  - 2. The date of the plan, scale, north point and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.
  - 3. The name(s) of the owner(s) of record and the applicant, and the name, seal and signature of the land surveyor. This information shall appear in the lower right corner.
  - 4. Zoning classification (including overlay districts), and the location of any zoning district boundaries that may abut or lie within the locus of the plan.
  - 5. A locus plan at a scale of at least 1" = 2000', containing sufficient information to locate the land, such as streets bounding or near the property.
  - 6. The name of the way(s) on which the lots front, information as to public or private ownership of the way(s), and the physical condition of the way(s) including actual width, and surface type and condition.
  - 7. House numbers for new or existing lots. (Numbers for new lots can be obtained from the Assessor's Office).
  - 8. The location of any natural features that affect the use of the frontage for access.
  - 9. The location of all existing buildings and other structures on the land shown on the plan within fifty (50) feet of its boundaries.
  - 10. The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries. The plan shall reflect the average annual high water level of each wetland.
  - 11. The location of all bounds and easements on the land shown on the plan.
  - 12. Base flood elevation data, as shown on the Flood Insurance Rate Map, as most recently revised, published by the U.S. Department of Housing and Urban Development.
  - 13. Proposed drinking water well and septic system locations as well as existing well and septic locations on adjacent property. A separate drawing shall be submitted indicating this information.
  - 14. The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date and the signatures of all Board members.
  - 15. The statement "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under Section 81-L of Chapter 41 of the General Laws and does not indicate that the lot is buildable or that it meets Zoning, Health, Conservation or General By-Law requirements".
- ☐ A completed application for endorsement, executed by the applicant.
- ☐ A filing fee to be submitted when the application for endorsement is submitted.